

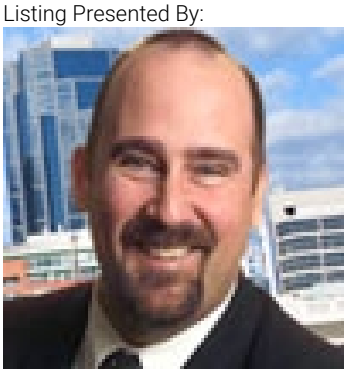
12817 Douglasview Boulevard Calgary Alberta

$960,000

Welcome to this lovely 2-storey walkout in Douglasdale Estates, with mountain views, west-facing sunsets and beautiful landscaping. The home offers 2,613 sq ft above grade plus a 1,167 sq ft developed walkout basement, with 4 large bedrooms upstairs. Updates include the renovated kitchen and bathrooms, triple-pane windows throughout (2024), central vac and water softener (2024), a new dishwasher (2025), and two furnaces, hot water tank and basement carpet (2022). The foyer opens with vaulted ceilings beside the formal living room, which flows into the dining room and its natural stone feature wall. Hardwood floors continue into the kitchen, with a large granite island, granite counters, a walk-in pantry and a sunny eating area open to the family room and its updated stone fireplace. Step out to the large west-facing aluminum and glass deck, and take in the mountain views. The main floor also has a good-sized office/den, a renovated half bath, and a mudroom with laundry next to the oversized garage. Upstairs, the huge primary bedroom has a large walk-in closet with built-in shelving and a window, a renovated 4-piece ensuite and spectacular views. Three more generous bedrooms and a renovated main bath complete the upper level. The lower level has a wet bar, a media area with built-in cabinetry, room for a pool table, and a large bathroom with a spa steam shower. Walk out to the west-facing covered patio and the hot tub, surrounded by the landscaped backyard. Steps from the Fish Creek and Bow River pathways, close to schools, golf and shopping, with easy access to Deerfoot Trail and the Quarry Park YMCA. (id:6769)

Recreational, Games room 13.00 Ft x 41.75 Ft
Other 12.67 Ft x 15.08 Ft
3pc Bathroom 9.50 Ft x 12.00 Ft
Furnace 16.00 Ft x 16.33 Ft
Other 9.08 Ft x 9.58 Ft
Den 10.00 Ft x 12.17 Ft
Living room 13.25 Ft x 15.08 Ft
Dining room 10.00 Ft x 13.33 Ft
Breakfast 9.33 Ft x 12.17 Ft
Family room 15.25 Ft x 15.67 Ft
2pc Bathroom 3.00 Ft x 6.75 Ft
Primary Bedroom 16.42 Ft x 16.67 Ft
4pc Bathroom 9.83 Ft x 10.25 Ft
Bedroom 10.25 Ft x 13.00 Ft
Bedroom 10.00 Ft x 13.42 Ft
Bedroom 11.00 Ft x 11.67 Ft

Listing Presented By:



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Kitchen 11.58 Ft x 18.25 Ft

4pc Bathroom 5.00 Ft x 9.75 Ft